

TOWN & COUNTRY PLANNING ACT 1990

APPLICATION – ((Hybrid application) Redevelopment and renovation of existing site to create within existing buildings: 1No. detached dwellings, 5No. flats, a terrace of 4No. dwellings, and erection 1No. self-build new dwelling together with outline planning for 6No. new detached self-build properties, together with new one-way access road, parking, paths, external landscaping and associated works, photovoltaics, air source heat pumps, and site drainage features.

At Rowden Hill, Chippenham, Wiltshire

PLANNING STATEMENT



Prepared by

**Simon Chambers, BSc (Hons) MA MRTPI
Director
LPC (Trull) Ltd**

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1.0 INTRODUCTION

- 1.1 The following planning statement should be read in support of the associated documentation collated by Artel31¹ as part of the submission packaged for the enclosed hybrid application development.

‘(Hybrid application) Redevelopment and renovation of existing site to create within existing buildings: 1No. detached dwellings, 5No. flats, a terrace of 4No. dwellings, and erection 1No. self-build new dwelling together with outline planning for 6No. new detached self-build properties, together with new one-way access road, parking, paths, external landscaping and associated works, photovoltaics, air source heat pumps, and site drainage features.’

- 1.2 The land and buildings in question are located at Rowden Hill, Chippenham and were last used by the NHS, in association with the adjacent Chippenham Community Hospital (St Andrews Hospital). Nos 51 and 53 Rowden Hill are Grade II Listed Buildings, and No49 is believed to be a curtilage Listed Building, No53 is better known as Rowden Hill House.

- 1.3 The applicants have recently purchased the site in question which at that time benefitted from an earlier pre-application enquiry made by the NHS (LPA reference ENQ/2023/01224) relating to the following proposal.

‘Development of land West of Chippenham Hospital to provide 24No residential dwellings (Use Class C3), with associated landscape and parking.’

- 1.4 The scope of the advice sought also concerned the principle of converting Nos 51 and 53, and replacing No49.
- 1.5 In summary the pre-application advice provided the following key points that should guide a future application.

- The site is located within the limits of development of Chippenham and is therefore considered to be acceptable for residential development in principle
- The historic relationship for the entrance front lobby/forecourt on the north side on the existing plan is connected to the main road and should read as such.
- Rowden Hill House has been extended unsympathetically and altered internally though the original internal arrangement is noted to have been largely retained with a number of historic features having survived. It is described that most of the fenestration is damaged beyond feasible repair. Significant views of and from the building are

¹ Listed at the end of this section.

identified, including from the west, along with the open setting and elevation being factors to consider, contributing to the setting of the building.

- No.51's significance derives from its association with the wider hospital site along with its architectural and aesthetic value. It is explained that although much altered, the property retains some historic features including a surviving staircase, cabinetry and windows and architraves along with floors and ceilings.
- No 49 is described as a far less significant building although it is considered to be curtilage listed through its association with the Rowden Hill House.
- Overall, the application proposals should be informed by appropriate survey work to investigate the feasibility of retaining any original fenestration and to identify where those internal features that contribute to the significance of the buildings can be retained and/or restored.
- Separation between vehicles and pedestrians, particularly regarding the hospital is required.
- Parking provision would be required to be provided in accordance with Wiltshire Council's minimum residential standards
- It is normally expected that stone facings as an intrinsic characteristic of Chippenham should be a major facing.
- The existing stone wall to the site boundaries of Rowden Hill House and courtyard should generally be retained.
- The development should appropriately retain existing trees and other landscape features (with allowance for growth) in order to protect and contribute to place shaping and amenity value of the area and within the proposed new development
- Future planning applications should be accompanied by an archaeological desk based assessment which should assess all known heritage assets within the site and up to 1km from its boundary, place the site within its archaeological context, assess the likely impact upon the archaeological potential of the site from previous modern development, as well as the likely impact of the current proposals upon that potential.
- Appropriate site layout, plot design access layout etc., should adequately mitigate potential amenity impacts.
- It is expected that a noise assessment is required detailing any mitigation required to protect residential amenity from traffic noise on the Bath Road
- Any future application will therefore be required to demonstrate how the site will be drained.
- The development must ensure protection of important habitats and species in relation and seek enhancement for the benefit of biodiversity. It will therefore be necessary to assess the site for its potential to support habitats and species of importance to nature conservation.
- Section 106 contributions and obligations must be addressed.

- 1.6 It is the purpose of this statement to explain the nature of the changes made and review both the national and local planning policies to demonstrate the in principle support expressed previously is still applicable, and that the new proposal will achieve a sensitive and high quality design approach, in a more considered manner.

2.0 THE PROPOSAL

- 2.1 It is not intended to repeat the detailed description of the development presented in the Design Statement, included as part of the application bundle. Suffice it to say, the proposal seeks to renovate and return the existing Listed Buildings to residential use and develop the wider site with 7 No new self build homes, whilst retaining the trees and open character of the site. In addition to the renovation of the designated heritage assets it is proposed to retain No49, which adds further to the site's historic built grouping, and is in good condition, representing a sustainable and finite built resource to be refurbished.
- 2.2 The overall density and number of units proposed, as shown by the master plan layout submitted, ensures the retention and long term management of a higher quality public realm and the retention of the majority of the trees on site that have sufficient longevity.





- 2.3 The designated heritage assets to be converted are No51, to be renovated as a single 4 bedroom family home with associated garden and parking. No53 will be converted into 5No flats, utilising both floors and the loft space. The basement of No53 will be retained as storage for the flats, whilst an area on the ground floor will be allocated as communal space. No49 will be converted into a row of 4No terraced houses with gardens.
- 2.4 The modern prefab flat roof linking building behind the above range detracts from the heritage environment and will be demolished. To the south of No49 it is proposed to erect an additional single 2 bedroom dwellinghouse, separated by approximately 3m to allow rear access to the terraces and their bike sheds. The form of this house has been carefully considered to echo the form of the existing neighbouring building. Full details have therefore been provided for this new dwelling.
- 2.5 Separately, as part of the hybrid application approach it is proposed to agree the erection in principle of 6No self build homes to be built on the southwest corner of the site. This element of the proposal is made in outline, with means

of access and siting not reserved. This will allow most of the site to be left as open green space, and the retention of almost all of the existing trees. The open space will be managed by all site occupants through the management charges. The high quality design of the self build plots will be of the highest standard of contemporary architecture as per the design guide included with the Design Statement. The Development Brief therein can of course be conditionally controlled.

3.0 PLANNING POLICY

3.1 Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise. At the current time the statutory development plan in respect of this application consists of the Wiltshire Core Strategy (WCS) (Adopted January 2015); the Chippenham Neighbourhood Plan (CNP) Made May 2024; and the ‘saved’ policies of the North Wiltshire Local Plan (NWLP) 2011 (adopted June 2006).

3.2 WILTSHIRE CORE STRATEGY (2015)

CP1: Settlement Strategy

CP2: Delivery Strategy

CP3: Infrastructure Requirements

CP10: Chippenham Spatial Strategy

CP41: Sustainable Construction and Low Carbon Energy

CP43: Providing Affordable Homes

CP45: Meeting Wiltshire’s Housing Needs

CP50: Biodiversity and Geodiversity

CP51: Landscape:

CP52: Green Infrastructure

CP55: Air Quality

CP57: Ensuring High Quality Design and Place Shaping

CP58: Ensuring the Conservation of the Historic Environment

CP60: Sustainable Transport

CP61: Transport and Development

CP62: Development impacts on the Transport Network

CP67: Flood Risk

3.3 NORTH WILTSHIRE LOCAL PLAN (ADOPTED 2006) SAVED POLICIES

- Policy NE4 – Trees and the control of new development
- Policy NE18 – Noise and Pollution
- Policy CF3 – Provision of Open Space

3.4 CHIPPENHAM NEIGHBOURHOOD PLAN (CNP) 2023-2038

- Policy SCC1 – Net Zero Carbon Development
- Policy SCC2 – Sustainable Design and Construction
- Policy GI1 – Protecting and Enhancing Biodiversity
- Policy H1 – Housing Mix and Types
- Policy H2 – Housing Design
- Policy T1 – Provision and Enhancement of Cycle Paths
- Policy T2 – Access to the Bus Network
- Policy T3 – Electric Vehicle Charging Infrastructure

3.5 SUPPLEMENTARY PLANNING DOCUMENTS, GUIDANCE AND ADVICE

The following documents are considered relevant to the development proposal:

Open space SPD, 2007;

Sustainable Development SPD, 2007;

Affordable Housing SPD, 2008.

Wiltshire Planning Obligations Supplementary Planning Document (SPD) (October 2016).

Chippenham Design Guide, 2023

- 3.6 The National Planning Policy Framework (NPPF) provides the Government's planning policies for England and explains how they should be applied. It is a material planning consideration along with the Government's online Planning Practice Guidance (PPG).
- 3.7 Over and above the planning policy framework outlined, the designated heritage assets identified mean that the decision maker is required by sections 16(2) and 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed building and its setting when exercising planning functions. The decision maker must give considerable importance and weight to the desirability of preserving the significance of the listed building, and there is a strong presumption against the grant of permission for development that would harm its heritage significance.
- 3.8 The key issues arising for consideration in respect of the identified policy framework for this application proposal are believed to be as follows:

Principle of the development

Impact on designated heritage assets

Impact on residential amenity

Impact on highway safety

Visual impact including design and landscape and ecology

Other matters, including contributions and obligations and the Planning Balance

4.0 PLANNING ASSESSMENT

4.1 Principle of Development

- 4.1.1 Core Policy 1 (Settlement Strategy) - the settlement strategy identifies the settlements where sustainable development will take place. Chippenham is identified as a Principal Settlement. CP1 states Principal Settlements are strategically important centres and the primary focus for development. They

will provide significant levels of jobs and homes, together with supporting community facilities and infrastructure, meeting their economic potential in the most sustainable way to support better self-containment.

- 4.1.2 The site is located in a sustainable location, within an existing predominately residential area and within the defined limits of development (settlement framework boundary) of Chippenham (see WCS, CP2). The site is well served by existing infrastructure and is in a low flood risk zone (Flood Zone 1). The proposal will promote and support the development of underutilised land and buildings and will contribute to facilitating an available site that could be used more effectively, which is a fundamental objective of national planning policy, boosting the supply of housing generally (NPPF paragraph 61).
- 4.1.3 Notwithstanding the clear policy support in principle for the site's overall redevelopment, and the fact the pre-application advice has already confirmed that the principle of such is acceptable by reference to both local and national planning policy, it is material to note that the presumption in favour of sustainable development is triggered by reference to paragraph 11 (d) to the NPPF, which carries substantial weight in the planning balance. Reference to the following key issues further demonstrates there are no reasons to seek to resist the application presented.

4.2 Heritage Impacts

- 4.2.1 The application bundle includes a Heritage Statement prepared by Elaine Milton Heritage and Planning Ltd. The report describes the heritage significance of the site and provides an assessment of the impact of the proposals in accordance with the requirements of the NPPF.
- 4.2.2 The assessed impacts of the application development are broken down to each of the identified assets and are summarised below.

Impact from Conversion of No53 Rowden Hill

A degree of impact on heritage significance would occur from the loss of historic fabric and changes to the plan form of the Grade II listed building from its conversion to 5 residential units. This would equate to 'less than substantial harm' under the terms of the NPPF, at the low-medium end of the scale.

Significant heritage benefits though would accrue from the repurposing of the building to residential use and its associated repair and restoration, including the repair of the grand main staircase and the sash windows, the removal of redundant pipework and the re-pointing of the stonework. In addition, the setting of the building would be enhanced through the removal of the large flat-roofed extension. There would be wider public benefits from the provision of 5 much-needed residential units for the Chippenham area.

Impact from Conversion of No51 Rowden Hill

A degree of impact on heritage significance would occur from the loss of historic fabric and changes to the plan form of the Grade II listed building from its reversion to a single dwelling. Most of the alterations though would undo recent, harmful works, with minor changes to original fabric. The impact would equate to 'less than substantial harm' under the terms of the NPPF, at the low end of the scale.

Heritage benefits would accrue from the reversion of the building to a single dwelling; the use for which it was constructed and therefore its optimum viable use, and its associated repair and restoration, including the repair of the original sash windows, the removal of redundant pipework and the re-pointing of the stonework. In addition, the setting of the building would be enhanced through the removal of the unsightly external fire escape and the reconstruction of the stone gate piers, walls and railings along the Rowden Hill frontage. There would be wider public benefits from the contribution made to the housing provision for the Chippenham area.

Impact from Conversion of No49 Rowden Hill

The proposal for the conversion of the curtilage listed building would see the retention and reuse of the ancillary building and the contribution that it makes to the significance of the former principal dwelling. There would be minimal changes to the fenestration on the east (front) elevation and minor changes to the west elevation. Slim-profile double-glazed windows would result in minimal change to the external appearance. In general, the proposed works would maintain the character of the building, resulting in the preservation and enhancement to significance, primarily from the removal of the external fire escape staircase and the unsympathetic flat-roofed element on the building's prominent east facade.

There would be public benefits from the provision of 4 new residential units for the Chippenham area and the investment into the restoration and the securing of the future use of the wider site.

Impact from New Dwellings

The proposal for 7 new dwellings would be in the location of what was part of Rowden Down, much of which was developed for housing in the early-mid 20th century. The proposed development would be low-lying, well separated from the house and modest in scale, resulting in a low level of impact on the landscape setting of No53 Rowden Hill. The impact would be mitigated by the loose-knit arrangement of the self build houses and the positioning of the development, aided by the topography of the site, which would enable the sense of space and views from the listed building to be maintained. The new dwelling to the south of No49 would be modest in scale, design and materials

and would appear subservient to the historic buildings on the site. It would be in a discreet position with surrounding planting helping it to assimilate within the site. The impact from the new housing development would equate to 'less than substantial harm' to setting and in turn the significance of No53 under the terms of the NPPF, at the low end of the scale.

There would be public benefits from the provision of 7 new residential units for the Chippenham area and the 'enabling' investment into the restoration and the securing of the future use of the site.

Impact from Car Parking and Landscape Proposals

There would be a minor impact on the historic stone boundary walls from the formation of a pedestrian door opening within the eastern boundary wall and the realignment of the vehicular access to No53. There would be a minor impact on the settings of No51 and 53 from the provision of car parking; this would be mitigated by the provision in small groups of parking and the use of a suitable surface finish. The impact from the parking and landscape proposals would equate to 'less than substantial harm' to the significance of the heritage assets under the terms of the NPPF, at the low end of the scale.

There would be considerable public benefits accruing from facilitating the adaptive reuse of the site and from the restoration of the paths, gates and railings for No51, and the retention and augmentation of the existing mature landscaping. The restoration of the site would preserve and enhance the setting of the adjacent Grade II listed hospital.

- 4.2.3 The statutory duty referred to earlier at sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 has been clearly explored and understood as part of the proportionate assessment made and more specifically, will be satisfied by the scope of works proposed to achieve the site's optimal viable new chapter of use.
- 4.2.4 As described in the Heritage Impact Assessment section above, the proposals would result in 'less than substantial harm' to the significance of the heritage assets, at the low and the low-medium ends of the scale. More specifically, there would be significant public benefits deriving from the restoration of No51 to its optimum viable use as a single residence and the reuse, repair and restoration of No53 and No49 and associated structures. The public benefits would weigh heavily against the low level of harm to the significance of the heritage assets. These benefits include the positive impacts of housing per se in this sustainable location, combined with the high quality a new chapter of active use for the existing buildings and their contextual integration.

4.2.5 HPS Professional Archaeological Services have produced an Archaeological Desk Based Assessment as encouraged in the previous pre-application submission response. The significant development of the site in the past within the grounds and/or areas of hardstanding is noted to have the potential to disturb hitherto unidentified archaeology. Overall, based on the results of the assessment report, there is considered to be low to medium potential to encounter evidence of Prehistoric activity, potentially increasing to the south of the site. Although this is likely to be of local significance, the proximity of funerary activity circa 250m south of the proposed development area raises the potential for similar activity to occur on the application site. Although it is noted that the main concentration of Prehistoric activity is recorded circa 430m south of the site. There is considered to be medium potential to encounter locally significant archaeology relating to agricultural land management in the Medieval to early Post Medieval periods on the site. Additionally, there is considered to be medium potential to encounter archaeology relating to the landscaping of the gardens and pleasure grounds belonging to Rowden Hill House. However, a detailed record of the site is given in the 1885 Town Plan and as any surviving archaeology is considered to be of local significance, further recording of any such features may be considered unnecessary given the existing level of detail.

4.2.6 Overall, the assessment concludes that due to the archaeological potential of the application site a programme of intrusive archaeological investigation and recording should be undertaken in order to properly assess the extent, nature and significance potential deposits. This can be satisfactorily conditioned.

4.3 Residential Amenity

4.3.1 The proposed development has been designed in accordance with Core Policy 57, ensuring the delivery of a high-quality residential scheme that respects the distinctive character, heritage significance, and setting of the listed buildings on the site. Amongst the policy considerations within the policy framework the proposed residential conversion provides a high-quality living environment while respecting the buildings' historic character. Considerations such as daylighting, privacy, acoustic performance, and

private outdoor space have been incorporated without compromising heritage significance.

4.3.2 The layout regarding the new housing is set in sufficiently spacious plots to ensure adequate privacy and amenity space etc. Throughout the scheme the overall layout ensures safe and legible access for residents and delivers an attractive new residential environment.

4.4 Highways

4.4.1 As indicated earlier the application includes a Transport Statement, prepared by Entran. The report concludes that;

- The site is well located to encourage travel by sustainable modes
- There will be a reduction in car borne trip making
- All mode parking is provided consistent with guidance
- Refuse vehicles and emergency vehicles are appropriately catered for
- Access arrangements have been improved and are consistent with MfS guidance.

4.4.2 WCS policy 60 seeks to reduce the need to travel, particularly by private car, in part by developing in accessible locations. Additionally, core policy 61 seeks to address the needs of all transport users.



4.4.3 The site which measures an approximate area of 1.06 hectares (2.62 acres) is located west of Chippenham Community Hospital and south of A4/Bath Road. The A4 links the site to Chippenham Town Centre and the A350, a primary arterial route in the area. The site lies within close proximity and south west of Chippenham town centre. The site sits in an urban area and is within 15 min walkable distance of local shops, train station, open space and services. • Chippenham is circa 14 miles from Bath, and it has a railway station connecting to London Paddington and Bristol Temple Meads. The site is within 5 minutes walking distance of local bus stops linking to the town centre and is therefore considered in a highly sustainable location.

4.4.4 The site has a safe and usable access which works for all vehicles and cyclists and pedestrians. There is adequate space for parking (to the council's adopted standards) bin storage and collection as well as bike storage.

4.5 Visual Impacts including Design landscape and Ecology

4.5.1 As said, it is not intended to repeat the design comments made in the architect's Design Statement, however with regard to the outline application it should be stressed that the design brief therein is a material consideration and as the plots are being proposed as individual self-build plots the use of a consistent design approach will help to tie together the wider development and ensure a consistency in typology however individualised each plot owner wishes to be. Compliance with the design parameters and construction palette etc can be controlled at the Reserved Matters stage.

4.5.2 The site is split successfully by the circular access road, leaving the heritage buildings on the raised ground with a substantial open space maintaining its public and elevated setting. The existing trees will be retained where possible and augmented to maintain the mixed planted and open spaces already distinctive to the site.

4.5.3 The application includes an appropriately focused ecological appraisal. No evidence of roosting bats were found and overall, the existing buildings were assessed as providing negligible roost potential. In order to satisfy Core

Policy 50 the mitigation measures and enhancement suggestions made by the project ecologist can of course be conditionally delivered.

4.5.4 The application includes the standard BNG metric too albeit the self-build nature of part of the development negates its imposition. It is understood that if such exemption is to be applied Wiltshire Council require the self-builders to sign a Planning Obligation ensuring the self-build nature of the development and the minimum occupation of the new property by the individual involved for at least 3 years as their main residence. The applicant company would not resile from such controls if considered necessary but the covenants will merely run with the land as the plots do not of course have end users identified yet.

4.6 Planning Obligations

4.6.1 The application includes a Planning Obligation Statement that in addition to identifying the policy basis and related need in scale and kind for the use of a section 106 Agreement, delivering the required contributions and related covenants to ensure the development is acceptable and sustainable also explains how the necessary planning gains will be delivered, broadly outlining the terms of each aspect.

4.6.2 WCS Core Policy 3 'Infrastructure Requirements' states that "All new development will be required to provide for the necessary on-site and, where appropriate, off-site infrastructure requirements arising from the proposal. Infrastructure requirements will be delivered directly by the developer and/or through an appropriate financial contribution prior to, or in conjunction with, new development. In ensuring the timely delivery of infrastructure, development proposals must demonstrate that full regard has been paid to the Council's Infrastructure Delivery Plan and Schedule and all other relevant policies of this plan" The above statement provides the basis to clarify how this policy is, and will be, fully satisfied.

4.7 Planning Balance

4.7.1 The NPPF states it is important that a sufficient amount and variety of land can come forward where it is needed to support the Government's objective of significantly boosting the supply of homes" (paragraph 61). The level of

need identified within the development plan should not be seen as an upper limit, and new development that is otherwise sustainable should not automatically be refused, in particular in the context of the Council's housing land supply position.

- 4.7.2 The Council's most up to date Housing Land Supply Statement (HLSS) details that it has 2.42 years of deliverable housing land supply. The Wiltshire Local Plan (WLP) will identify future levels of need for new homes and employment land over the period 2020-2038, and it has reached the Examination 19 stage (and consequently carries limited weight). However, the evidence that underpins the draft WLP was prepared in accordance with the now superseded December 2023 version of the NPPF.
- 4.7.3 The Council therefore published a Briefing Note (No.24-20) which sets out the implications of the new NPPF and revisions to the standard methodology on its housing land supply position. It explains that due to the change to the standard methodology, which is used to calculate local housing need, the number of homes the Council must plan for on an annual basis has increased from 1,917 to 3,525 (the annual Local Housing Need figure), an increase of 84%.
- 4.7.4 The Briefing Note explains that "the changes to the NPPF now require Wiltshire to demonstrate a five-year housing land supply, including a 5% buffer, and must apply the revised Local Housing Need for decision-taking immediately". The Council therefore confirms that the tilted balance should be applied to housing application and highlights that "the magnitude of the shortfall in supply is now substantial and the weight to be given to improving housing supply greater compared to when the council had a more marginal supply". The Council also advises within the Briefing Note that the application of the presumption in favour of sustainable development should be considered within the national aim of radically boosting the supply of housing.
- 4.7.5 In terms of the implications for plan-making, the Council confirms that because the housing requirement in the emerging Local Plan will meet less than 80% of the revised Local Housing Need, the Council will be expected to begin work on a new Local Plan promptly (when the revised plan-making

system comes into force in 2025). However, when the new Local Plan is adopted, the five-year Housing Land Supply position will be determined based on the previous Local Housing Need calculation, albeit the updated NPPF requires a 20% buffer to be added, which in essence will require a six-year Housing Land Supply position to be demonstrated.

- 4.7.6 The Director of Planning clearly advises within the Briefing Note that “To meet this increased buffer, the council will need to continue to approve planning applications to ensure a sufficient housing land supply can continue to be met at, and beyond, this date”.
- 4.7.7 In these circumstances, NPPF paragraph 11d advises that policies which are most important for determining the application (which in this case would include Core Policies 1, 2 and 10) should not be considered up to date. As a result, the presumption in favour of sustainable development as set out at Paragraph 11d of the Framework is engaged, so permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- 4.7.8 There are no policies within the NPPF, which aim to protect areas or assets of particular importance, that provide a strong reason for refusing the proposed development. The tilted balance is therefore engaged and is considered below.
- 4.7.9 It is considered that there would be no adverse impacts associated with the approval of the application that would significantly and demonstrably outweigh the benefits. In terms of the benefits, the proposed development would result in the provision of new dwellings that would contribute towards the substantial deficit in the Council’s five-year housing land supply, which is a significant benefit that should be given substantial weight, and at the same time achieve the necessary investment in the renovation of the heritage assets present.
- 4.7.10 The NPPF recognises that “Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, are essential for Small and Medium Enterprise housebuilders to deliver new

homes and are often built-out relatively quickly.” (paragraph 73). The proposal is deliverable within a short timeframe which will ensure it contributes to the substantial shortfall in the Council’s housing land supply.

4.7.11 The development would also produce short term benefits to the construction industry, and the development would also generate ongoing revenue for the Council from Council Tax etc.. There will also be further modest benefits that would result from the additional support to the vitality of the local community from the future occupiers of the development. These benefits should also be given moderate weight in favour of the proposed development. The development would also deliver ecological benefits associated with the long term management of the retained trees and open space.

4.7.12 The proposed development would contribute towards the Government’s aim of significantly boosting the supply of homes in a sustainable location and it is contended that when considering the overall tilted balance, which includes regard to the key policies for directing development to sustainable locations, making effective use of land, and securing well-designed places, there would be no adverse impacts that stem from the development that would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole. The moderate to substantial benefits that weigh in favour of the proposed development outweigh the limited harm which has been identified regarding the less than substantial impact on the heritage assets and which is itself set aside by the public benefits and optimal use explained. In all other regards the development accords with the relevant local and national planning policy and the tilted balance merely reinforces the need to support such brownfield and sustainably located redevelopment opportunities

5.0 CONCLUSIONS

5.1 The application documentation submitted addresses the full raft of issues raised by the previous Pre-application response for the site’s far greater scale of redevelopment. It has been shown within the scope of both national and local planning policies that the principle of redevelopment and new housing is entirely acceptable.

- 5.2 This is a sustainably located site with safe and convenient access. The repair and reuse of the existing heritage assets represents their optimal viable use and overall the sensitive treatment proposed and maintained setting outweigh any minor harm noted from the small loss of historic fabric.
- 5.3 The provision of housing per se sits full square with national and local recognition of the need to significantly boost the supply of such well located opportunities. In this case, the model of future self build new plot adds further to an under supplied sector of the housing market, adding further positive weight to the planning balance.
- 5.4 There are no reasons to suggest the site cannot be satisfactorily serviced in all regards and does not achieve the beneficial investment necessary to reverse the heritage deterioration and underuse of the finite supply of such sustainably located development land. Any possible concerns can be conditionally addressed and as such the proposals should be supported without delay.